

## Table of Contents

<i>Chapter</i>	<i>Title</i>	<i>Page</i>
<b>1.</b>	<b>Introduction</b>	
<b>2.</b>	<b>Past Comprehensive Plans</b>	
	1953 Comprehensive Plan	2-1
	1968 Comprehensive Plan	2-2
	1981 Comprehensive Plan	2-4
	1989 Comprehensive Plan	2-6
	1998 Comprehensive Plan	2-7
<b>3.</b>	<b>Goals</b>	
	Character of the City	3-1
	Economy	3-2
	Neighborhoods and Housing	3-2
	Transportation	3-2
	Public Safety	3-3
	Education and Human Services	3-3
	Recreation and Culture	3-3
	Environmental Services	3-3
	Implementation	3-4
<b>4.</b>	<b>Population</b>	
	Population Growth	4-1
	Population Characteristics	4-4
	• Age	4-4
	• Gender	4-7
	• Race	4-8
	School Enrollment and Educational Attainment	4-9
	Projections	4-10
	• Population Growth	4-10
	• Households	4-12
	• Residential Housing Requirements	4-13
	• Projection Methodology	4-14
<b>5.</b>	<b>Economy</b>	
	Regional Economic Setting	5-1
	Employment	5-1
	• Williamsburg Employment	5-2
	• Colonial Williamsburg	5-2
	• College of William & Mary	5-3
	Income	5-4
	• Household Income	5-4
	Sales	5-5
	• Retail Sales	5-5
	• Taxable Sales	5-6
	• Tourism	5-8
	• Lodging	5-8

<i>Chapter</i>	<i>Title</i>	<i>Page</i>
	Fiscal Capacity	5-10
	Projections	5-11
	• Employment	5-11
	• Sales	5-12
	• Tourism	5-12
<b>6.</b>	<b>Community Character</b>	
	Introduction	6-1
	Historic Preservation and Design Review	6-1
	• Architectural Preservation District (AP)	6-2
	• Corridor Protection District (CP)	6-3
	• Architectural Inventory	6-3
	• Architectural Review Guidelines	6-3
	• Archaeological Preservation	6-4
	• Williamsburg's Role in the Civil War	6-5
	Entrance Corridors	6-5
	• Corridor Specifics	6-6
	Greenbelts	6-9
	Open Space	6-10
	• Regulation	6-10
	• Acquisition	6-11
	• Institutional Preservation	6-11
<b>7.</b>	<b>Land Use Categories</b>	
	Existing Land Use	7-1
	The Planning Process	7-3
	Urban Land Suitabilities	7-3
	Future Land Use	7-4
	Land Use Classifications	7-5
	• Residential Categories	7-5
	• Office, Commercial and Mixed Use Categories	7-6
	• Economic Development Category	7-8
	• Institutional Categories	7-8
	• Public/Recreation/Conservation Categories	7-9
<b>8.</b>	<b>Neighborhoods and Housing</b>	
	2000 Census	8-1
	• Housing Type	8-1
	• Households	8-4
	• Household Size	8-5
	Housing Trends	8-6
	Housing Plan	8-7
	Residential Focus Areas	8-8
	• Jamestown Road Focus Area	8-8
	• Richmond Road Focus Area	8-11
	• Center City Focus Area	8-13

<i>Chapter</i>	<i>Title</i>	<i>Page</i>
	Major Residential Developments	8-13
	• Quarterpath Road Area	8-13
	• High Street Williamsburg	8-16
	Other Residential Areas	
	• Capitol Landing Road/Page Street Area	8-17
	• Merrimac Trail	8-18
	• Parkway Drive	8-19
	• Highland Park Area	8-19
	• South Henry Street	8-19
	• South England Street	8-20
	• Richmond Road/Longhill Road Area	8-21
	• Mt. Vernon Avenue	8-21
	• Strawberry Plains Road	8-21
	• Wales Area	8-22
	• Jamestown Road Area (west of Lake Matoaka)	8-24
	Affordable Housing	8-24
<b>9.</b>	<b>Institutions</b>	
	The College of William and Mary	9-1
	• Physical Improvements	9-2
	• The Student View	9-3
	• Planning Issues	9-3
	The Colonial Williamsburg Foundation	9-7
	• The Historic Area	9-7
	• Support Facilities	9-7
	• Planning Issues	9-9
<b>10.</b>	<b>Commercial and Economic Development</b>	
	Commercial and Economic Development Trends	10-1
	Commercial and Economic Development Plan	10-2
	Center City Focus Area	10-3
	Richmond Road Focus Area (west of Brooks Street)	10-9
	Other Commercial Areas	10-11
	• Residential Uses in Commercial Areas	10-11
	• Shopping Centers Area	10-12
	• Richmond Road (Monticello to Ironbound)	10-12
	• Richmond Road (west of Ironbound)	10-13
	• Mooretown Road	10-14
	• Capitol Landing Road	10-14
	• Second Street	10-14
	• Penniman Road	10-15
	• York Street	10-15
	• Quarterpath Road/Route 199	10-15
	• South Henry Street/Route 199	10-16
	• Brookwood Road/Route 199	10-16
	• Jamestown Road/Route 199	10-16
	• John Tyler Lane/Strawberry Plains Road	10-16

<i>Chapter</i>	<i>Title</i>	<i>Page</i>
	<ul style="list-style-type: none"> <li>• Monticello Avenue/Ironbound Road</li> <li>• Ironbound Road at Eastern State Corner</li> </ul>	10-17 10-17
	Major Mixed-Use Developments	10-18
	<ul style="list-style-type: none"> <li>• High Street Williamsburg</li> <li>• Quarterpath at Williamsburg</li> </ul>	10-18 10-19
<b>11.</b>	<b>Infrastructure</b>	
	Utilities	11-1
	<ul style="list-style-type: none"> <li>• Water</li> <li>• Sanitary Sewer</li> <li>• Public Utility Extension Policy</li> <li>• Stormwater Management</li> </ul>	11-1 11-3 11-4 11-5
	Transportation	11-9
	<ul style="list-style-type: none"> <li>• Road Classification</li> <li>• Existing Streets</li> <li>• Improvements since the 1998 Comprehensive Plan</li> <li>• Existing Traffic Counts</li> <li>• Recommended Traffic Improvements</li> <li>• HRPDC 2026 Regional Transportation Plan</li> <li>• Bikeways</li> <li>• Pedestrian Facilities</li> <li>• Transit</li> <li>• Rail Travel</li> <li>• Airports</li> </ul>	11-9 11-9 11-11 11-11 11-12 11-13 11-16 11-18 11-20 11-21 11-21
	Parks and Recreation	11-23
	<ul style="list-style-type: none"> <li>• Existing Facilities</li> <li>• Other Facilities</li> <li>• Planned Improvements</li> <li>• Shoreline Access</li> <li>• Programmatic Improvements</li> </ul>	11-23 11-25 11-25 11-27 11-27
	Community Services Facilities	11-28
	<ul style="list-style-type: none"> <li>• The Municipal Center</li> <li>• Facilities Outside the Municipal Center</li> <li>• Community Medical Facilities</li> </ul>	11-28 11-32 11-32
	Education	11-35
	<ul style="list-style-type: none"> <li>• Public Schools</li> <li>• Private Schools</li> <li>• Thomas Nelson Community College</li> </ul>	11-35 11-37 11-37
	Communication	11-38
<b>12.</b>	<b>Recommendations for Implementation</b>	
	Zoning Ordinance Recommendations	12-1
	<ul style="list-style-type: none"> <li>• Center City Focus Area</li> <li>• Richmond Road Focus Area</li> <li>• Bed and Breakfast Uses</li> <li>• Commercial Corridors</li> <li>• Shopping Centers Area</li> <li>• Mixed Use Areas</li> </ul>	12-1 12-2 12-2 12-2 12-3 12-3

<i>Chapter</i>	<i>Title</i>	<i>Page</i>
	<ul style="list-style-type: none"> <li>• Medium Density Single Family Detached Areas</li> <li>• Landscape Standards</li> <li>• College Student Housing</li> <li>• Architectural and Archaeological Review</li> <li>• Subdivision Ordinance</li> <li>• Affordable Housing and Neighborhoods</li> <li>• Economic Development</li> </ul>	12-4 12-4 12-4 12-4 12-4 12-5 12-5
	Inter-Jurisdictional Cooperation	12-6
	Capital Improvement Recommendations	12-6